

COUNTY OF YORK

MEMORANDUM

DATE: April 8, 2004 (BOS Mtg. 4/20/04)

TO: York County Board of Supervisors

FROM: James McReynolds, County Administrator

SUBJECT: Public Sewer Extension Agreement
Churchill Estates, Section 3

Mid-Atlantic Communities, L.L.C., developer of the proposed development known as Churchill Estates, Section 3, has requested authorization of a Public Sewer Extension Agreement as required by Section 18.1-53(b) of the York County Code. Two adjoining parcels totaling 15.2 acres are to be developed into 27 residential lots.

To provide sanitary sewer service to the proposed development, the developer will be required to extend gravity sewer to connect to existing County facilities. Sufficient capacity exists in the sanitary sewer collection system to support the proposed development. In accordance with Section 18.1-64(a) of the County Code, the connection fee for this proposed development is \$22,100. This figure represents 27 5/8-inch connections at \$2,300 each, less additional system facility credits in the amount of \$40,000. These additional system facility credits are being offered in exchange for the developer's extension of sewer service to 15 existing homes adjacent to this development.

In accordance with County Code Section 18.1-53(b), sewer extension agreements for more than three connections must be approved by the Board. Additionally, state law requires that the developer "appear" before the Board of Supervisors and inform them of his desire to connect to sewer facilities of the County for more than three connections. Presentation of the attached materials on behalf of the developer meets the requirement that they appear before the Board.

It is recommended that the execution of a Public Sewer Extension Agreement for the subject project be authorized through the adoption of proposed Resolution R04-29.

Woodward/3241:bkw

Attachments:

- Map of Service Area-Exhibit A
- PSEA
- Proposed Resolution R04-29